

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 17, 1968

Appeal No. 9673 National Savings & Trust, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 23, 1968.

EFFECTIVE DATE OF ORDER - September 12, 1968

ORDERED:

That the appeal for permission to continue parking lot for 5 years and variance of the use of the R-1-B District to permit storage of repossessed automobiles at 1200 Tewkesbury Place, N.W., lot 850, Square 2945, be conditionally granted in part.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. Permission was granted to the appellant to provide accessory automobile parking for 6422 Georgia Avenue, N.W., on lots 848 and 849, Square 2945, unimproved property in the 1200 block of Tewkesbury Place, N.W., BZA Appeal No. 5929 (1960).
3. Appellant was made to provide a 4-foot high brick wall, 13 inches thick with coping, along the street side of the lot with no entrances or exits from the street. Screening treatment was to be provided along the westerly side of the lot.
4. In addition to continuation of the present parking facility, appellant proposes to store repossessed automobiles on the subject property.
5. Opposition was registered at the public hearing by Neighbors Incorporated in regard to that portion of appellant's request proposing storage of repossessed automobiles.
6. The Department of Highways and Traffic offers no objection to the granting of this appeal.

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable conditions, that the character and future development of the

neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

However, we must deny appellant's requested variance to use the said lot for storage of repossessed automobiles. We cannot find that the proposed automobile storage use is compatible with this neighborhood. There is no reason to permit such a use in a residentially zoned district. Further, we cannot find that the proposed use will be a neighborhood facility or that it is reasonably necessary and convenient to the neighborhood that it is designed to serve.

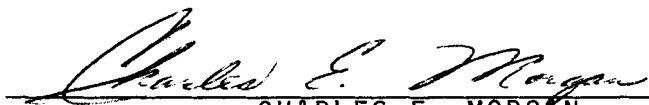
This Order permitting continued parking shall be subject to the following conditions:

- a. Permit shall issue for a period of five (5) years.
- b. Appellant shall remove the chain link fence now surrounding the property and maintain the brick wall.
- c. The lot shall remain paved with all-weather impervious surface and kept in good repair.
- d. All areas of the lot shall be kept free of refuse and debris and shall be paved or landscaped.
- e. Any lighting used to illuminate the lot shall be so arranged that all direct rays of such lighting is confined to the surface of the lot.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.